



**1/2 Hays Walk**  
HADDINGTON, EH41 3EH

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Beautifully presented, this two-bedroom Haddington apartment features a stylish interior design, light-filled accommodation, and high-quality finishes.

Occupying the ground floor of a sought-after development, a carpeted hallway complete with built-in storage guides you to a bright and generously proportioned living and dining room. Opening out to the private patio and shared gardens, it showcases plush carpeting and wall finishes in a soft hue creating a relaxed and elegant ambience. Returning to the hallway, and a sleek modern kitchen awaits with light elm wood cabinetry complemented by graphite laminate worktops and high-quality integrated AEG appliances including an extractor hood, gas hob, and oven.

Two south-facing double bedrooms offer a comfortable place in which to relax. Each feature built-in mirrored wardrobes. The principal benefits from an en-suite shower room with a hidden

cistern WC and washbasin built into vanity. Completing the layout is a contemporary bathroom with a hidden cistern WC and washbasin built into vanity.

Externally a private patio overlooking the communal lawn makes for a delightful escape and there is an allocated parking space. Residents also have access to a shared bin store and bike store.

Additional Information: The property is factored by Ross and Liddell - £70 per annum for Letham Mains Development and £900 per annum for Speirs Gumley maintenance, gardening, and block buildings insurance.

## FIXTURES & FITTINGS

All fitted floor covering, blinds, integrated gas hob, oven/grill, extractor fan, and AEG fridge-freezer, dishwasher and washer-dryer will be included in the sale.



## PROPERTY FEATURES

- Two-bedroom ground floor apartment
- Light and airy living and dining room opening to patio
- Modern kitchen
- Two south-facing double bedrooms, one with en-suite
- Family bathroom
- Private patio and communal gardens
- Allocated parking space
- Gas central heating
- Double glazing
- EPC - C
- Council tax band - D
- Tenure - Freehold

## HADDINGTON

Eighteen miles east of Edinburgh, The Royal Burgh of Haddington is a picturesque, friendly, and historic East Lothian market town. Haddington and the location of Hays Walk boast easy access to the A1, and direct bus links to Edinburgh.

Surrounded by stunning countryside and on the banks of The River Tyne with access to The Lammermuir Hills there are many outdoor recreational pursuits to enjoy including pleasant walks and cycles. The town itself has popular tennis, rugby, and bowling clubs, along with a sports centre with swimming pool, Bodyworks Gym, sports hall, and health suite.

Close to North Berwick and Gullane there are renowned golf courses and scenic beaches to experience. Nearby Dunbar has the popular East Links Family Park and Foxlake Adventures.

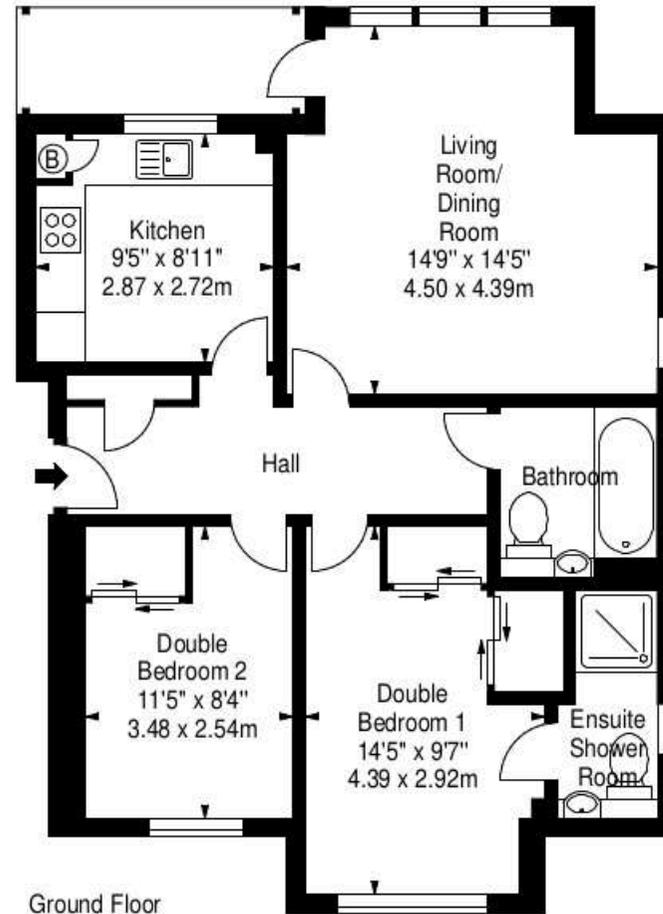
Haddington has an array of vibrant bars and restaurants including The Waterside Bistro. The town's thriving High Street and main thoroughfare provides excellent daily shopping options from bakeries and cafés to convenience stores. There is a Tesco supermarket along with a Co-op Food. The new and popular retail park is just a 10 minute walk away, and is home to Aldi, The Food Warehouse, Starbucks and Costa Coffee, amongst others.



Hays Walk,  
Haddington,  
East Lothian, EH41 3EH



Approx. Gross Internal Area  
705 Sq Ft - 65.49 Sq M  
For identification only. Not to scale.  
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2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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